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Offers Over

£315,000

59 Forrester Road

Corstorphine | Edinburgh | EH12 8AH

This bright and beautifully presented main door lower villa is quietly located within a peaceful street in the highly desirable Corstorphine district of Edinburgh. Perfectly placed for access to the city centre, Edinburgh Airport, and the City Bypass, the property also benefits from an abundance of nearby amenities including independent shops, supermarkets, cafés, and excellent public transport services.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The property is offered to the market in true move-in condition and is sure to appeal to a wide range of buyers, from first-time purchasers to downsizers and investors alike. On entering, a welcoming vestibule with attractive tiled flooring leads into a bright hallway that sets the tone for the home's stylish interior.

The main reception room is a delightful space, enhanced by a charming bay window that allows natural light to flood in, and a feature fireplace that adds warmth and character. The kitchen is a standout feature of the property, designed in a contemporary style with integrated appliances, plentiful storage, and generous space for dining. A rear door leads directly out to the garden, blending indoor and outdoor living. There are two spacious bedrooms: the front-facing double benefits from plush carpeting and excellent built-in storage, while the rear bedroom enjoys modern décor and ample proportions. The fully tiled bathroom completes the accommodation, fitted with a sleek white three-piece suite and mains shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property boasts an enclosed rear garden, bordered by mature hedgerow and offering both a patio and lawn, ideal for outdoor dining or relaxation. A neat front garden enhances kerb appeal, while convenient on-street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

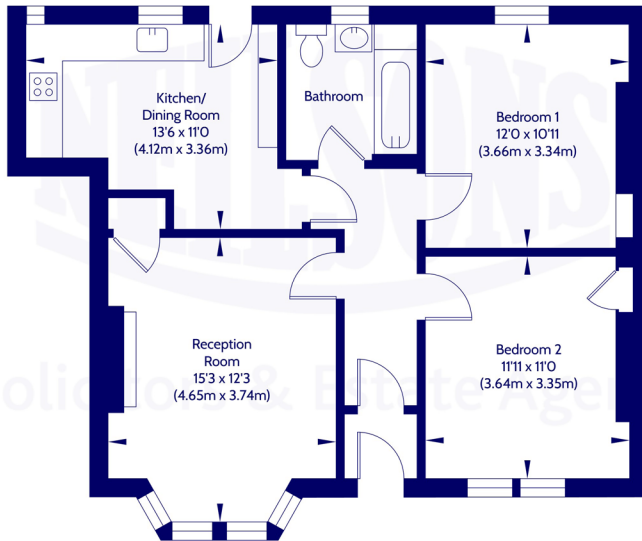
The property is located in the popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 68.17 Sq M / 734 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the floor plan and further information.



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